



# Hillview Crossing Townhome Exemption Development: Conditional Use Request Land Use and Planning

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*December 12, 2018*





# Location /Aerial Map

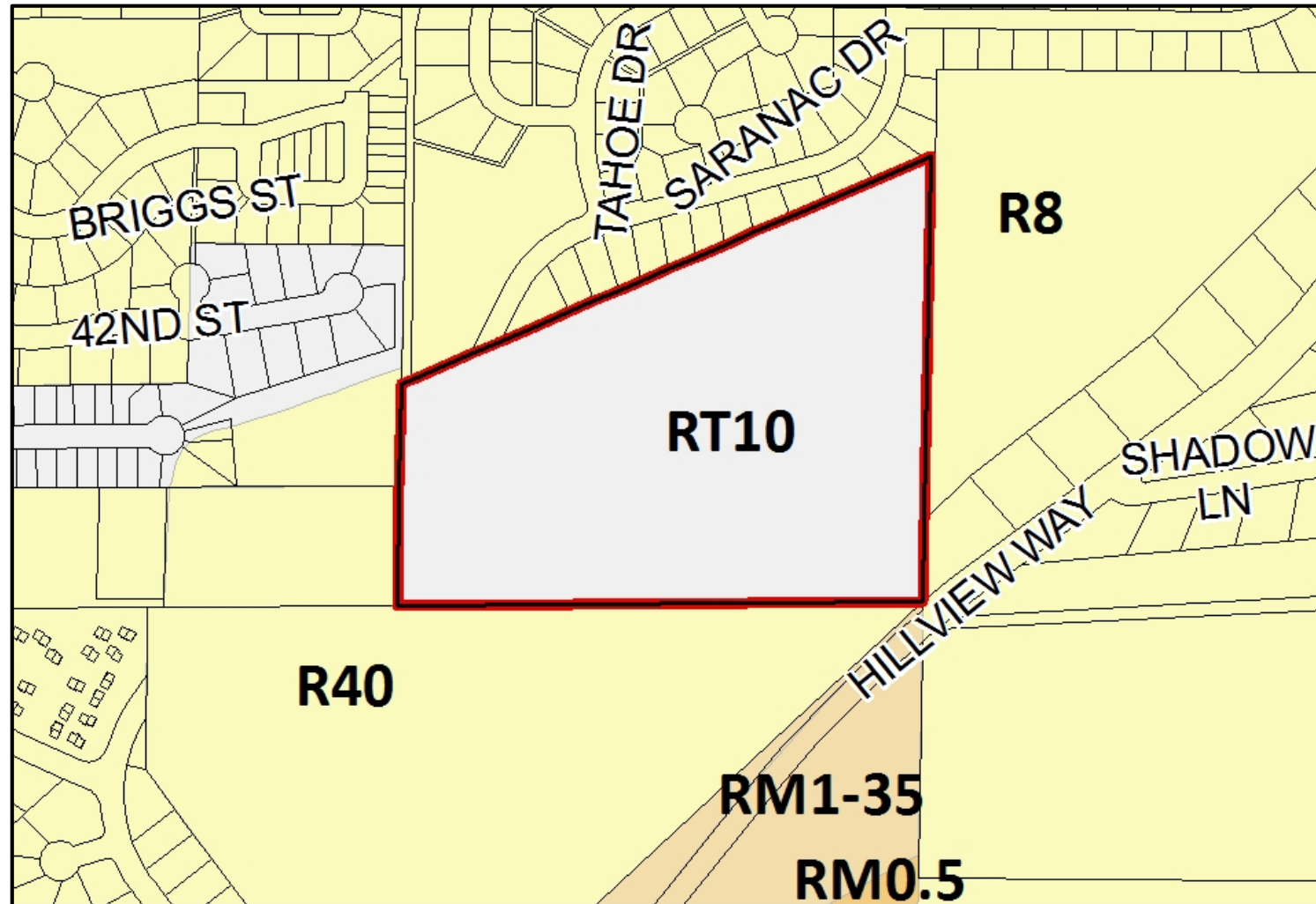


# Growth Policy Land Use Map





# Area Zoning Map



# View from Hillview Way



## **What it is:**

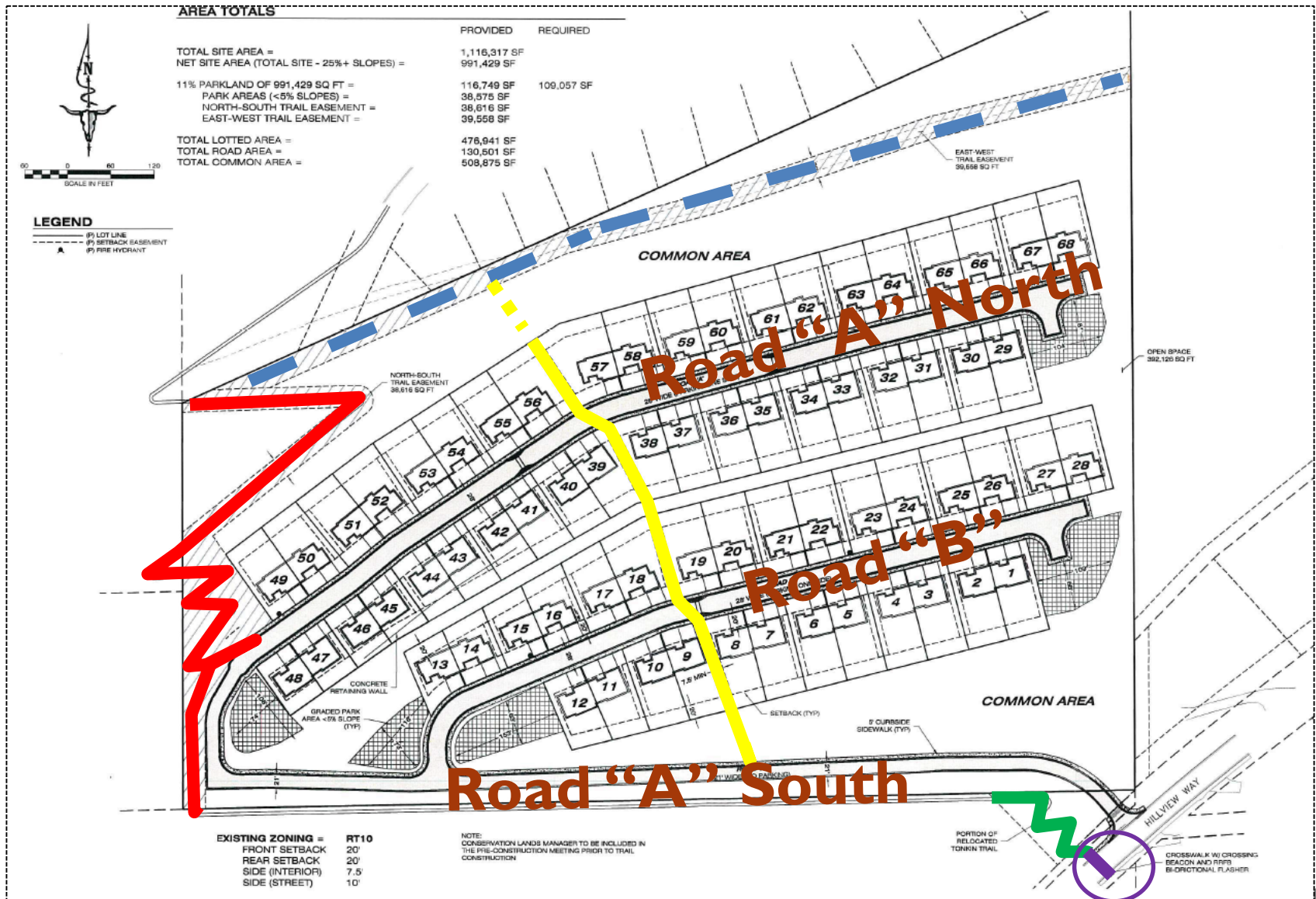
- **Compliance with applicable federal, state & local regulations**
- **Title 20, section 20.40.180, must comply with zoning:**
  - **Density**
  - **Setbacks**
  - **Infrastructure**
  - **Maximum Block Lengths**
  - **Parks, Trails, Open Space**
  - **Title 12 TED Road and Access Standards**

## **What it is not:**

- **A subdivision, because it is an exemption from subdivision**



# Proposed Site Plan



# Parking and Ped Circulation Plan

## PARKING TOTALS

ON-SITE PARKING	=	272 SPACES
ON-STREET PARKING	=	47 SPACES
<b>TOTAL</b>	=	<b>319</b>

## LEGEND

PEDESTRIAN CIRCULATION
SIDEWALK
PARK AREA
COMMON AREA
NORTH-SOUTH TRAIL EASEMENT
EAST-WEST TRAIL EASEMENT
TRAIL

## PEDESTRIAN MOBILITY ROUTE TOTALS:

LINEAR FEET OF ON-SITE SIDEWALK	=	6003'
LINEAR FEET OF ON-SITE TRAILS	=	1122'
<b>TOTAL</b>	=	<b>7326'</b>

## AREA TOTALS

	PROVIDED	REQUIRED
TOTAL SITE AREA =	1,116,317 SF	
NET SITE AREA (TOTAL SITE - 25%+ SLOPES) =	991,429 SF	
11% PARKLAND OF 991,429 SQ FT =	110,749 SF	109,057 SF
PARK AREAS (<5% SLOPES) =	38,576 SF	
NORTH-SOUTH TRAIL EASEMENT =	38,616 SF	
EAST-WEST TRAIL EASEMENT =	39,556 SF	
TOTAL LOTTED AREA =	475,041 SF	
TOTAL ROAD AREA =	130,503 SF	
TOTAL COMMON AREA =	508,875 SF	

-0.4 MILES TO RUSSELL ELEMENTARY SCHOOL  
BUS STOP AND MOUNTAIN LINE BUS STOP  
-0.6 MILES TO MEADOW HILL MIDDLE SCHOOL



## Parking

- Off-street (two in garage, two in driveway): **272** spaces
- On-street: **47** spaces

Total Parking Provided:  
**319** spaces



# Renderings



# Renderings





**With staff recommended conditions,  
will meet TED standards regarding:**

- **Density**
- **Setbacks**
- **Infrastructure**
- **Maximum Block Lengths**
- **Parks & Trails and Open Space**

- **Compliance with Zoning standards and other applicable regulations;**
- **Compatible with the character – site and building design;**
- **Compatible operating characteristics; and**
- **Traffic safety – all modes of transportation.**



**APPROVAL** of the townhome exemption development (TED) conditional use request, in accordance with Missoula City Zoning Ordinance, Title 20, Sections 20.01.060.B, 20.05.040D, 20.05.050, 20.40.180 and 20.85.070 based on the findings of fact in the staff report and subject to the conditions of approval.